



BOWER STREET

Bower Street, Fulwell, SR6

HUNTERS[®]
HERE TO GET *you* THERE

Bower Street, Fulwell, SR6

Offers In The Region Of £165,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * FULWELL * 2 BEDROOM * COUNCIL TAX BAND B * EPC RATING E *

This two-bedroom end of terrace house is offered for sale in Sunderland and represents an opportunity for buyers seeking a property that would benefit from some light renovation. Located in a sought after area close to shops and the sea front, it will appeal to first time buyers, investors and families looking to shape a home to their own requirements.

The ground floor offers two reception rooms. The living room features large windows and a fireplace, providing a focal point and natural light. A separate dining room includes a storage cupboard and direct access to the large rear yard, creating a practical layout for day-to-day living and entertaining. The kitchen is in good condition with plenty of storage, offering ample cupboard space for household needs.

Upstairs, there are two bedrooms. The master bedroom is a large room, providing generous sleeping and furniture space. The second bedroom benefits from built-in wardrobes, helping to maximise storage. The bathroom is fully tiled and includes a bath.

Externally, there is a large rear yard, offering outdoor space suitable for a range of uses. The property also benefits from parking and a roller shutter.

This property offers a practical layout and strong location, with scope for renovation to meet the needs of a variety of buyers.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

106 m²
1140 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

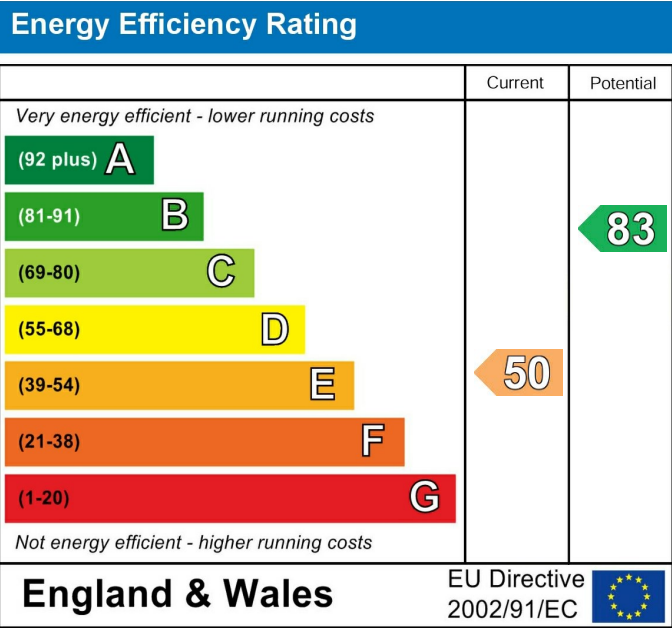
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- Entry**
6'3" x 3'1"
- Hallway**
12'1" x 3'1"
- Living Room**
14'0" x 16'0"
- Dining Room**
12'5" x 19'0"
- Kitchen**
14'10" x 6'8"
- Hallway**
3'4" x 6'5"
- Bathroom**
5'5" x 6'9"
- Landing**
10'4" x 3'3"
- Bedroom 1**
14'0" x 16'2"
- Bedroom 2**
12'7" x 15'8"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

